

Introduced \_\_\_\_\_  
Public hearing \_\_\_\_\_  
Council action \_\_\_\_\_  
Executive action \_\_\_\_\_  
Effective date \_\_\_\_\_

## County Council of Howard County, Maryland

2008 Legislative Session

Legislative day #11

### **BILL NO. 58– 2008 (ZRA – 100)**

**Introduced by: The Chair  
at the request of Greenberg Gibbons Commercial**

**AN ACT** amending the Howard County Zoning Regulations to increase the size of permitted food stores in the PGCC (Planned Golf Course Community) zoning district ; limit the size of non-grocery retail establishments; and generally relating to food stores and other retail establishments.

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Introduced and read first time \_\_\_\_\_, 2008. Ordered posted and hearing scheduled.

By order \_\_\_\_\_  
Sheila M. Tolliver, Administrator to the County Council

Having been posted & notice of time & place of hearing and title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on \_\_\_\_\_, 2008 and concluded on \_\_\_\_\_, 2008.

By order \_\_\_\_\_  
Sheila M. Tolliver, Administrator to the County Council

This Bill was read the third time \_\_\_\_\_, 2008 and Passed \_\_\_, Passed with amendments \_\_\_, Failed \_\_\_.

By order \_\_\_\_\_  
Sheila M. Tolliver, Administrator to the County Council

Sealed with the County Seal and presented to the County Executive for approval this \_\_\_\_\_ day of \_\_\_\_\_, 2008 at \_\_\_\_\_ a.m./p.m.

By order \_\_\_\_\_  
Sheila M. Tolliver, Administrator to the County Council

Approved/vetoed by the County Executive on \_\_\_\_\_, 2008.

\_\_\_\_\_  
Ken Ulman , County Executive

NOTE; [[text in brackets]] indicates deletions from existing law; TEXT IN ALL CAPITALS indicates additions to existing law.  
~~Strikeout~~ indicates material deleted by amendment; Underlining indicates material added by amendment.

*Section 1. Be it enacted by the County Council of Howard County, Maryland, that Subsection A of Section 126 “PGCC (Planned Golf Course Community) District” is being reenacted without changes; and number 2 “Multi-use Subdistrict”, of Subsection B “Uses Permitted as a Matter of Right”, of Section 126 “PGCC (Planned Golf Course Community) District” of the Howard County Zoning Regulations is being amended and Subsection E is being added to read as follows:*

## **Howard County Zoning Regulations**

### **SECTION 126: PGCC (Planned Golf Course Community) District**

#### **A. Purpose**

The Planned Golf Course Community District is established to permit mixed use development combining recreation, residential, commercial and conference center uses while preserving 50 percent of the district as open space. It is the purpose of the PGCC District to integrate recreational uses, including at least two eighteen-hole golf courses, with residential development and to provide a variety of housing choices.

#### **B. Uses Permitted as a Matter of Right**

There shall be two subdistricts in the PGCC District: The PGCC-1 or Residential Subdistrict and the PGCC-2 or Multi-use Subdistrict. Delineation of the subdistrict boundaries shall be determined by the Zoning Board and shall be shown on the zoning map of Howard County.

##### **2. Multi-use Subdistrict**

The following uses shall be permitted only in the Multi-use Subdistrict.

- a. Ambulatory health care facilities.
- b. Animal hospitals, completely enclosed.
- c. Antique shops, art galleries and craft shops.
- d. Banks, savings and loan associations, investment companies, credit bureaus, brokers, and similar financial institutions.
- e. Bicycle repair shops.
- f. Blueprinting, printing, duplicating or engraving services limited to 2000 square feet of net floor area.
- g. Catering establishments and banquet facilities.

- h. Child day care centers.
- i. Clothing and apparel stores with goods for sale or rent.
- j. Convenience stores.
- k. Day treatment and care facilities.
- l. Drug and cosmetic stores.
- m. Executive golf training and recreation centers.
- n. Farmers markets and farm produce stands.
- o. Food stores, [[each]] not to exceed a gross floor area of [[18,000]] 55,000 square feet, including a bakery, provided all goods baked on the premises shall be sold retail from the premises.
- p. Funeral homes.
- r. Hotels, motels, conference centers and country inns.
- s. Laundry and dry cleaning establishments without delivery services.
- t. Liquor stores.
- u. Museums, art galleries and libraries.
- v. Nonprofit clubs, lodges and community halls.
- w. Nursing homes, group care facilities, housing for elderly or handicapped, children's homes and similar institutions, and their related and supporting facilities.
- x. Offices, professional and business.
- y. Personal service establishments, such as barber shops, beauty shops, opticians, photographers, tailors.
- z. Pet grooming establishments.
- aa. Private parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts, and similar private, noncommercial recreational facilities.
- bb. Repair of electronic equipment, radios, televisions, computers, clocks, watches, jewelry and similar items.
- cc. Restaurants, carryout.
- dd. Restaurants, standard, and beverage establishments, including those serving beer, wine and liquor.
- ee. Schools, private academic, including colleges and universities.
- ff. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies, data processing services.
- gg. Specialty stores.

#### **E. Other Provisions**

1. No less than 5 percent and no more than 12 percent of the total net acreage of land in the PGCC

1 District shall be non-residential or non-open space.

2 2. Retail businesses shall not exceed 20,000 square feet of floor area for any individual business,  
3 except for grocery stores as provided in subsection B of this section.

4 and renumber the remaining subsections accordingly.

5 ***Section 2. Be it further enacted by the County Council of Howard County, Maryland,***  
6 ***that the provisions of this act shall become effective 61 days after enactment.***